



This stunning bungalow has been maintained to a high standard. With two good size bedrooms, a separate WC and modern bathroom. Providing fabulous living space looking out onto a a south facing garden. A contemporary fitted kitchen with some integrated appliances. This home feels like a calm place and has a beautiful garden space with water feature, artificial turf, raised sleeper beds with mature plants and sizable gravel driveway to the front and side. Gilberdyke is easy access to M62 and A63 and the village has a community feel with shops school community centre and transport links to local train station and public transport.

Viewing this property is a must.

Council Tax Band - C  
Tenure - Freehold  
EPC Rating - TBC



Tenure: Freehold  
BAND: C

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

UPVC double glazed door with side panel, radiator, ceiling light, tiled flooring, loft access.

### LOUNGE

6.273 x 3.620 (20'6" x 11'10")

Two UPVC double glazed French doors leading to rear garden, stunning herringbone engineered oak flooring, radiator, pendant ceiling lights.

### KITCHEN

3.949 x 2.398 (12'11" x 7'10")

Fitted with a range of wall, base & drawer units with complimentary work surfaces, upstands & breakfast bar, integrated high level oven, integrated undercounter fridge, integrated undercounter freezer, four ring electric hob with extractor, composite sink with mixer tap, built in pantry, built in cupboard housing 2 year old combi boiler, UPVC double glazed window to the front & side.

### BEDROOM ONE

5.174 x 3.149 (16'11" x 10'3")

UPVC double glazed bay window to the front, UPVC double glazed window to the side, wood flooring, radiator, fireplace.

### BEDROOM TWO

3.585 x 3.156 (11'9" x 10'4")

UPVC double glazed window to the side, wood flooring, radiator.

### BATHROOM

1.885 x 1.688 (6'2" x 5'6")

UPVC double glazed opaque window to the side, modern suite comprising of a P shaped bath with overhead shower, pedestal wash hand basin, wall mounted ladder radiator, tiled walls.

### W.C

1.687 x 0.892 (5'6" x 2'11")

UPVC double glazed opaque window to the side, tiled flooring, low level W.C.

### OUTSIDE

To the front of the property is the fully gravelled driveway providing ample off road parking. To the rear of the property is the low maintenance garden with raised beds, sandstone paved patio area with

pergola, water feature & artificial turf. Garage to the side with electrics, UPVC door & up & over garage door.

## ADDITIONAL INFORMATION

### \*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### \*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### \*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

## SERVICES

Mains drains, water, gas & electricity.

## APPLIANCES

None of the appliances have been tested by the agents.

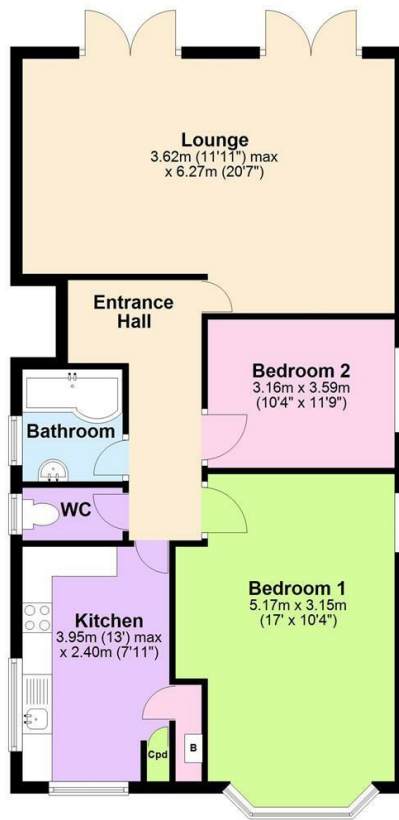


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## Ground Floor



### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

### MATERIAL INFORMATION

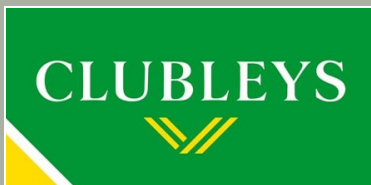
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmeffieldsolutions.co.uk](mailto:Faye@holmeffieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.